



# Zoning Board of Adjustments and Appeals Meeting Agenda

**September 3, 2025 9:00 a.m.  
in the City Hall Commission Chamber**

Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special accommodation to participate in this proceeding, or those requiring language assistance (free of charge) should contact the City of Lakeland ADA Specialist, Kristin Meador, no later than 48 hours prior to the proceeding, at (863) 834-8444, Email: ADASpecialist@lakelandgov.net. **If hearing impaired**, please contact the **TDD numbers**: Local – (863) 834-8333 or 1-800-955- 8771 (TDD-Telecommunications Device for the Deaf) or the **Florida Relay Service** Number 1-800-955-8770 (VOICE), for assistance.

**The Zoning Board of Adjustments and Appeals will convene for its regular meeting for the purpose of hearing and acting upon the following:**

**ITEM 1:** Call to Order

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**ITEM 2:** Roll Call

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**ITEM 3:** Approval of minutes from the July meeting

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**ITEM 4:** City Attorney explains purpose and authority of the Board

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**ITEM 5:** **Hunter Jones requests** a 10' variance to allow a rear setback of 5', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) zoning for the Sandpiper Golf & Country Club Phase 16 in order to construct a glass room on property located at 5838 Macaw Place. Owner: Glenn R Dennison. (VAR25-011)

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**ITEM 6:** Unfinished Business

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**ITEM 7:** New Business

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**ITEM 8:** Adjournment

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**The Zoning Board of Adjustments and Appeals met in Regular Session on Tuesday, July 1, 2025 in the City Commission Chamber at Lakeland City Hall 228 South Massachusetts Avenue.**

Present were Board Members Thomas Brawner, Jiwa Farrell, Judith Hatfield, Gregory Kent, Tunesia Mayweather and Daniel Sharrett. Also present were Ramona Sirianni, Assistant City Attorney; and staff from the Community & Economic Development Department: Todd Vargo, Senior Planner; Damaris Stull, Senior Planner; and Christelle Burrola, Board Secretary.

The minutes from the previous meeting were approved as submitted, and Ms. Sirianni explained the purpose and authority of the Board and the necessity of providing a hardship or uniqueness for the Board to consider and/or grant a variance. Anyone planning to present testimony was sworn in and everyone gave affirmative responses.

**Item 5: Kendra Andrews requests** a 40' variance to allow a front setback of 60', in lieu of the maximum 20' front setback for principal structures specified by Table 3.4-2 in the Land Development Code, to allow for construction of a Firestone Autocare (motor vehicle service, minor) facility on property located at 3645 Lakeland Highlands Road. Owner: 2511 Howell LLC. (VAR25-009)

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Andy Medina, Sloan Engineering Group, representing the applicant, provided an overview of the request.

Damaris Stull stated the subject property is an outparcel located on the southeast corner of the Lakeland Marketplace shopping center. The shopping Center is located at the northwest corner of Lakeland Highlands Road and the Polk Parkway. The property is currently vacant. The subject property is presently zoned C-5 (Regional Center Commercial) and located within the Urban Corridor (UCO) context sub-district. The applicants' request for a front setback variance is based on several site constraints and design considerations. Specifically, the presence of an existing utility easement and overhead power lines adjacent to the western right-of-way line for Lakeland Highlands Road limits the developable area adjacent to the property frontage. Additionally, a notable elevation grade difference between the western right-of-way line and the proposed internal drive aisle presents a challenge for developing the site. The requested setback aligns with the existing building line of the adjacent property to the north (a car wash), promoting visual continuity and a cohesive streetscape.

Ms. Stull pointed to photos on the overhead screen of the subject property.

Ms. Stull stated staff did not receive public comment in response to the request

Ms. Stull stated staff recommends approval.

**Thomas Brawner made a motion to approve staff's recommendation. Judith Hatfield seconded the motion and it passed 6—0.**

**Item 6: Sandra Fairall requests** a 2' variance to allow a maximum fence height of 6', in lieu of the maximum height of 4' for residential fences and walls located in front and street side yards, to allow for the placement of a six-foot high chain link fence along the front and street side property lines on property located at 613 N. Kentucky Avenue and 311 Myrtle Street E Owner: Lakeland Community Redevelopment Agency. (VAR25-007)

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Sandra Fairall, Lakeland Redevelopment Agency, provided an overview of the request.

Todd Vargo stated the purpose of this request is to obtain variance relief which will allow for the placement of a 6' high chain link fence along the front and street side property lines for that portion of the block owned by the CRA that is zoned MF-22 (Multi-Family residential).

Mr. Vargo pointed to photos on the overhead screen of the subject property.

Mr. Vargo stated the requested variance relief is necessary to secure the property from vehicles and vagrants and illegal dumping while the CRA markets the property for redevelopment. The CRA will be

issuing a Request for Proposals (RFP) with the goal of redeveloping the property. As such, the fencing will be temporary and removed once redevelopment of the block moves forward.

Mr. Vargo stated staff recommends approval.

Mr. Vargo stated staff did not receive public comment in response to the request.

Discussion ensued.

**Thomas Brawner made a motion to approve staff's recommendation. Jiwa Farrell seconded the motion and it passed 6—0.**

#### **Item 8: Appointment of Board Officers**

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Gregory Kent made a motion to nominate Jiwa Farrell to serve as Chairperson. Daniel Sharrett seconded the motion and it passed 6—0.

Jiwa Farrell made a motion to nominate Daniel Sharrett to serve as Vice-Chairperson. Judith Hatfield seconded the motion and it passed 6—0.

#### **Adjourned**

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The meeting was adjourned at 9:21 a.m.

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**Jiwa Farrell, Chairperson**

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**Christelle Burrola, Secretary**



## Variance Application

### General Information:

<b>Project No:</b>	VAR25-011	<b>Application Date:</b>	7/21/2025		
<b>Project Name:</b>	Single-Paned Glass Enclosure				
<b>Subject Property Address:</b>	5838 MACAW PL				
<b>Parcel ID:</b>	242719161365000060				
<b>Applicant Name:</b>	HUNTER JONES				
<b>Applicant Address:</b>	2496 HY 640	BARTOW	FL	33830	
<b>Owner Name:</b>	DENNISON GLENN R				
<b>Owner Address:</b>	5838 MACAW PL	LAKELAND	FL	33809	

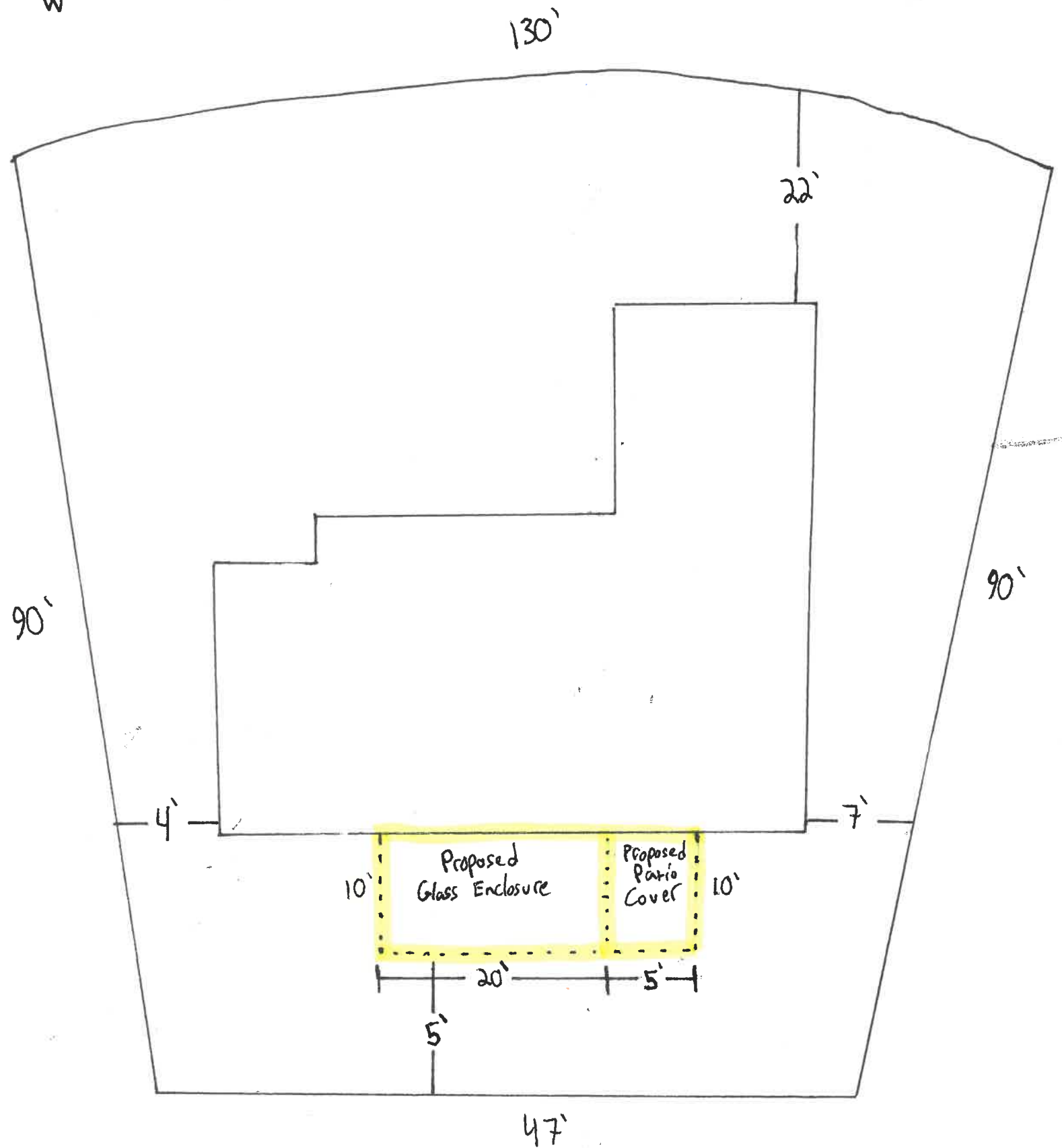
### Request:

<b>Application Type:</b>	Variance	
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<b>Current</b>			
<b>Zoning:</b>	PUD 5705	<b>Context:</b>	Suburban Neighborhood
<b>Lot Dimensions:</b>	123 X 90	<b>Square Footage:</b>	2,157
<b>Present Use:</b>			
<b>Explanation of Request:</b>	Pour New Concrete Pad and Build Single-Paned Glass Enclosure.		
<b>Justification:</b>	The Sandpiper Community's lack of lot space between home leaves no room for the elderly homeowners to have a rear enclosure due to current setbacks.		

# Site Plan

Glenn Denison  
5838 Macaw Pl  
Lakeland, FL 33809





VAR25-011 5838 Macaw Pl

Parcel ID:242719161365000060





228 S MASSACHUSETTS AVE  
LAKELAND, FLORIDA 33801  
PLANNING@LAKELANDGOV.NET

RE: Variance Request – Project No. VAR25-011 – 5838 Macaw Place

Dear Property Owner:

This notice is to advise you that Hunter Jones requests a 10' variance to allow a rear setback of 5', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) zoning for the Sandpiper Golf & Country Club Phase 16 in order to construct a glass room on property located at 5838 Macaw Place. The subject property is legally described as:

SANDPIPER GOLF & COUNTRY CLUB PHASE SIXTEEN PB 97 PG 12 LOT 6

The public hearing to consider this request will be held before the Lakeland Zoning Board of Adjustments and Appeals at **9:00 a.m. on September 3, 2025** in the City Commission Room, City Hall, 228 S. Massachusetts Avenue. As an owner of property located in proximity to the subject property, as indicated on the attached map, you will be given an opportunity to express your opinion at the public hearing. You may also submit your views to the Community & Economic Development Department by including your name, address, and the project number via email to [planning@lakelandgov.net](mailto:planning@lakelandgov.net), prior to the meeting date.

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THIS IS A COURTESY LETTER NOT REQUIRED BY LAW



# Community and Economic Development Staff Recommendation for ZBAA

ZBAA Hearing	9/03/2025	Reviewer:	Todd Vargo
Project No:	VAR25-011	Subject Property:	5838 Macaw Place
Owner:	Glenn and Laurie Dennison		
Applicant:	Hunter Jones, Connor Exteriors and More		
Current Zoning:	PUD (Planned Unit Development) 5705	Context District	Suburban Neighborhood (SNH)
Request:	A 10' variance to allow a rear setback of 5', in lieu of the 15' minimum rear setback for principal structures specified by the PUD (Planned Unit Development) zoning for the Sandpiper Golf & Country Club Phase 16 in order to construct a glass room on property located at 5838 Macaw Place.		

## 1.0 Background

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The subject property consists of an approximate 0.19-acre lot within the Sandpiper Golf and Country Club Phase 16 subdivision. According to information obtained from the Polk County Property Appraiser, the subject property contains a 2,157 square foot single-family home constructed in 1997. The property is zoned PUD (Planned Unit Development) and is located within the Suburban Neighborhood (SNH) context district.

## 2.0 Discussion

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The applicant proposes to construct a 20' by 10' glass room attached to the rear of the house. The glass room will be constructed with a hard roof, so it is considered by the Building Inspection division to be an extension of the principal structure. In this PUD, the rear yard setback is 15 feet, and the glass room would be 5 feet from the rear property line once constructed. Accessory rooms are a common feature on homes in Florida and are generally located within the rear yard.

Within the overall Sandpiper development, lots are relatively shallow in depth, limiting the ability to construct screen rooms/enclosures in rear yards. In accordance with the standards for PUD (Planned Unit Development) 5705, the minimum rear yard setback for principal structures is 15 feet. The proposed glass room will be set back a minimum of 5 feet from the rear property line. The hardship suffered by the applicant is related to the placement of the existing home on the lot, which is only 15 feet from the rear property line. Similar variances for screen rooms/enclosures have been granted to other lots within the overall Sandpiper subdivision over the years.

## 3.0 Recommendation

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The primary hardship suffered by the applicant is related to the size of the lot and placement of the dwelling on the lot and is not the result of any action taken by the applicant. The requested relief is the minimum amount necessary to accommodate the proposed glass room and approval would not be contrary to public interest. Provided there are no substantive objections from adjacent property owners staff recommends the requested variance be considered for approval.